

FENWICK ISLAND PLANNING STUDY

MEETING #4 AGENDA 2-4PM Wednesday August 14th

SUMMARY

1. Introduction and summary to date (JS and Committee)
2. Presentation and Discussion of possible **zoning modifications** (JS)
 - a. Uses allowed and number of stories allowed-
 - i. We have confirmed no changes are being contemplated.
 - b. Noise
 1. Review restriction on outdoor uses in rear of lots?
 - a. Open dining
 - b. Time of day restrictions
 - c. Maybe encourage porches and patios if in front of lots and screened from rear?
 2. Mechanical equipment
 3. Waste collection
 - c. Height- to encourage sloped roofs but keep scale down
 1. Possibly Allow 4' additional, non habitable space of sloped roof only (review Bethany guidelines)
 - d. Possible Front setback modifications-
 1. To allow porches (Desirable in downtown OC guidelines)
 2. Combine with possible encouragement of extra wide sidewalks
 - e. HVAC Equipment location and screening-
 1. Review height allowed and screening on roof-
 2. Possible additional rear yard setback for equipment to reduce noise
 3. Review visual and acoustic screening with possible locations and heights (per noise above)
 - f. Parking
 1. Any off street parking requirements adjustments
 - a. For mixed use
 - b. For historic nonconformity
 2. Locations encouraged? Feedback from examples
 - a. On street
 - b. Off street
 - c. Back up into streets
 3. Size required- general and % compact allowed by right
 4. Charging stations?
 5. Landscaping?- review sample ordinance
3. Presentation and discussion of **review process** (JS and TT)
 1. Discussion of County and other municipality processes depending on scale of the project
 2. Sketch plan review- when should this be required?
 - a. Parking
 - b. Sidewalks
 - c. Use

- d. Setbacks
- 3. Preliminary Site review by others- when should this be required?
 - a. Fire Marshal
 - b. Utilities
 - c. Storm water
 - d. Solid waste
- 4. Review of draft voluntary **design guidelines** (Committee and public feedback)
 - a. No new presentation but opportunity for comments on the draft as presented
- 5. Additional public comment or committee requests
- 6. Next steps, process, and products of these efforts (JS and Committee)